

**RUMSON ZONING BOARD OF ADJUSTMENT
SEPTEMBER 15, 2015
MINUTES**

Chairman Brodsky called the regular meeting to order at 7:30 p.m. with the Pledge of Allegiance. The Roll was called with the following members present: Brodsky, Torcivia, Duddy, Seaman, Cottrell, Wood, Lizotte. Also present: Bernard Reilly (Board Attorney), Fred Andre, Zoning Officer), State Shorthand.

The requirements of the Open Public Meetings Act were stated as met.

James & Catherine McHugh, 456 Waterman Ave

Mr. McHugh was sworn in and stated they purchased the property 1 ½ months ago. They would like to renovate the house to accommodate their needs going forward.

Michael Monroe, architect, was sworn in and distributed photos of the existing home, taken today, showing the views from the street, rear, and other views of the property. They would like to modestly expand the 1.5 story home to make it a two-story home. They will also be doing work to the first floor. They want to expand the garage, which is not deep enough. This affects the increase in the building coverage. They would also like to put a partial addition over the second floor. They have some side setback nonconformities. The second floor expansion setback will be 9.6', which would be allowed for the first floor.

The elevations show a rear deck and a second floor balcony. The second variance is for a side yard setback for the garage, and the third is for the rear setback (50' required /40.5' provided – 27.97' for the deck).

They are proposing a split level deck. The house will also be barrier free and have an elevator in the house and a sloped entryway. The house adjacent to this house has a similar sized deck, which is relatively modest in size. They are not proposing to raise the house, which is not technically required, since they are not exceeding 50% of the assessed value with their renovations. It is a relatively low mass, according to Mr. Monroe.

Chairman Brodsky reviewed that the second floor addition will be set in, as would be required if this were a new house. The original house may have complied with the setbacks when it was originally built, but it is an older structure, and he is not sure about this.

Mr. Monroe said they are below the allowable FAR with their plan. They may move the A/C unit, and they have spoken to the neighbor regarding this. They can leave it where it is for now, but if the Board approves, they would like to possibly move the unit, and this could be made a condition of approval and included in the resolution. He would provide screening of the unit. Chairman Brodsky noted this location may be next to the neighbor's back deck. Mr. Monroe said he could put it in a location that would be away from the neighbor's house.

The deck and boardwalk at the water's edge would be exempt from lot coverage, since it is at grade. Their deck would be about 20' away from this structure. The distance from the house to the boardwalk is about 15'.

The lot coverage is affected by the long driveway, since the house is set back on the lot.

Mr. Duddy asked about the proposal for the elevator and access ramp, and Mr. Monroe said they will be eliminating the stairs. The walkway will be larger, and they will be providing landscaping in this area. The additional building coverage is affected by the expansion of the garage, which is required in order to make it functional.

Mr. Monroe again explained his design for the deck, which is a split-level design. This increases their view from the living room and makes it appear less massive.

Mrs. Seaman thinks the design of the deck is appropriate for their needs.

There were no questions or comments from the public.

Mr. Torcivia thinks the improvements are nice, and Mrs. Seaman commented that it fits in with many of the other improvements along this street.

Mr. Monroe will get a statement in writing from the neighbor, stating no objection to their proposal to move the mechanicals to the other side, and he will provide landscaping in the area. They will submit amended plans to show this change.

Mr. Torcivia moved to approve the application, and Dr. Wood seconded.

Roll Call Vote: Ayes – Brodsky, Lizotte, Seaman, Torcivia, Cottrell, Wood, Duddy

Nays – None

Motion carried.

John & Beverly Gomez, 10 third St

Mr. & Mrs. Gomez were sworn in, along with their architect, James Daley. They are the contract purchasers of the property. They would like to add a second floor addition. They will be staying within the existing setbacks. They would like to move an existing patio and add a screened porch in the rear.

Mr. Daley said this is an existing, one-story house, and they will be adding a second floor, “L” shaped addition. This design is incorporating the existing garage. They will be opening up the first floor and adding three bedrooms and a study upstairs. It will be an Arts and Crafts bungalow style. The side setbacks are existing and will not be increased. The new porch will not go beyond the existing stoop. The building coverage will be increased by 239 sq. ft. from what currently exists.

The garage is included in the building coverage. The existing side patio will be eliminated and moved to the back yard, next to the screened porch. The lot coverage is under that allowed for the zone by 449 sq. ft.

Mrs. Seaman commented that she likes the design.

There were no other questions or comments from the public.

Mr. Cottrell moved to approve the application, and Mrs. Seaman seconded.

Roll Call Vote: Ayes – Brodsky, Lizotte, Seaman, Torcivia, Cottrell, Wood, Duddy

Nays – None

Motion carried.

Resolutions

1. **Yellow Brook Company, LLC, 5 Nicol Terrace** – Approval to construct new, single-family residence. Mrs. Seaman moved to adopt the resolution, and Dr. Wood seconded.

Roll Call Vote: Ayes (Eligible) – Brodsky, Lizotte, Seaman, Torcivia, Wood, Duddy

Nays – None

Motion carried.

2. **Edward & Kaye Wise, 54 East River Road** – Approval to amend location of previously-approved garage. Mrs. Seaman moved to adopt the resolution, and Dr. Wood seconded.

Roll Call Vote: Ayes (Eligible) – Brodsky, Lizotte, Seaman, Torcivia, Wood, Duddy

Nays – None

Motion carried.

Approval of Minutes

Mrs. Seaman moved to approve the minutes of the August meeting, with corrections, and Dr. Wood seconded. Voice Vote: Ayes, unanimous.

There being no further business, motion was made and seconded to adjourn. Voice Vote: Ayes, unanimous. The meeting was adjourned at 8:20 p.m.

The next meeting will be **October 20, 2015.**

Respectfully submitted,

Patricia Murphy
Clerk